



PROCUREMENT AND SUPPLY
COMMONWEALTH HEALTHCARE CORPORATION
REQUEST FOR PROPOSAL (RFP)

**Replacement and Upgrade of Twenty-Seven (27) Air-Cooled Condensing Units from
Generation III to Generation IV “Daikin” VRV
(Supply, Ship, Install, Test, Commissioning and
Preventive Maintenance Service)**

RFP25-CHCC/ FACILITY-012

SUBMISSION DEADLINE: MARCH 27, 2025 TIME: 4:30PM (CHST)

INTERESTED PARTIES CAN DOWNLOAD THIS REQUEST FOR PROPOSAL FROM THE CHCC WEBSITE [WWW.CHCC.HEALTH]. ONCE AT THE SITE, NAVIGATE TOWARDS THE BOTTOM AND SELECT THE **REQUEST FOR PROPOSALS** TAB. CLICK ON THE URL FOR THIS RFP/ITB.

THE CHCC RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSAL AND TO WAIVE ANY IMPERFECTIONS IN ANY PROPOSAL, IF TO DO SO SHALL BE IN THE INTEREST OF THE CHCC. ALL PROPOSALS SHALL BECOME THE EXCLUSIVE PROPERTY OF THE COMMONWEALTH HEALTHCARE CORPORATION.

/S/ ESTHER L. MUNA
CHCC CHIEF EXECUTIVE OFFICER

/S/ CORA P. ADA
DIRECTOR OF PROCUREMENT & SUPPLY



Commonwealth Healthcare Corporation

Commonwealth of the Northern Mariana Islands
1178 Hinemlu' St. Garapan, Saipan, MP 96950



REQUEST FOR PROPOSAL

Replacement and Upgrade of Twenty-Seven (27) Air-Cooled Condensing Units from Generation III to Generation IV “Daikin” VRV (Supply, Ship, Install, Test, Commissioning and Preventive Maintenance Service)

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I. INTRODUCTION:

The Commonwealth Healthcare Corporation (CHCC) Facilities Management Department, located in the Commonwealth of the Northern Mariana Islands is soliciting proposals to replacement and upgrade of twenty-seven (27) Air-Cooled Condensing Units (ACCU's) from Generation III to Generation IV “Daikin” VRV model: RXYQ120XAYDA - 10 Tons to meet the Environmental Protection Agency (EPA) Technology Transition Rules to low global warming potential (low-GWP) R-32 refrigerant for VRV 3-phase products (units with capacities of 65,000 BTU/h or more) by January 1, 2026. The last buy order of Generation IV “Daikin” VRV is May 30, 2025. This RFP package contains the necessary information and guidelines for interested vendors to develop and submit proposals.

II. BACKGROUND AND OVERVIEW OF CHCC:

The Commonwealth Healthcare Corporation (CHCC) oversees the Commonwealth Health Center (CHC) which is an 86 bed, Medicare certified hospital located on the island of Saipan, Commonwealth of the Northern Mariana Islands (CNMI). The two-level hospital opened in 1986. The hospital's scope of services includes an Emergency Department, Laboratory, Pharmacy, Radiology, Obstetrics, Neonatal Intensive Care Unit, ICU, Surgery, Pediatrics, Dialysis unit, Oncology Center, and various outpatient clinics.

III. LOCATION:

The property is located in Saipan at 1178 Hinemlu' St. Garapan.

IV. SCOPE OF WORK for Replacement and Upgrade of Twenty-Seven (27) Air-Cooled Condensing Units (ACCUs) from Generation III to Generation IV “Daikin” VRV

- 1) Recovery of existing refrigerant
- 2) Removal and disposal of existing ACCU
- 3) Installation of new ACCU with vibration pad
- 4) Installation of suction & liquid refrigerant pipe lines with insulation tubes for ACCU

- 5) Installation of electrical supply lines
- 6) Installation of shielded communication cable
- 7) Installation of suction filter shell with core
- 8) Installation of by-pass shut-off valves
- 9) Fabrication and installation of aluminum jacketing for refrigerant pipe (most existing exterior jacketing are damaged)
- 10) Fabrication and installation of typhoon tie-down
- 11) Leak testing with Nitrogen gas
- 12) Evacuation of system down to 500 microns
- 13) Charging of new refrigerant R-410A
- 14) Start-up and commissioning
- 15) Provide Preventive Maintenance Service
- 16) Provide manufacturer's warranty for the new Generation IV "Daikin" VRV model: RXYQ120XAYDA- 10 Tons

CHCC AREAS:

Area #1, 2&3, 6, and 13 &15 = 4 Areas with each area has three (3) ACCUs = **12 each ACCUs**

Area #4 & 5, 7, 8, 9, 10, 11 and 12 = 7 Areas with each area has two (2) ACCUs = **14 each ACCUs**

Area #14 = 1 Area with each area has one (1) ACCU = **1 each ACCU**

TOTAL ACCU = 27 each ACCUs.

V. DETAILED SPECIFICATIONS:

SUPPLY, SHIPPING, INSTALLATION, TESTING, COMMISSIONING AND PREVENTIVE MAINTENANCE OF TWENTY-SEVEN (27) NEW:

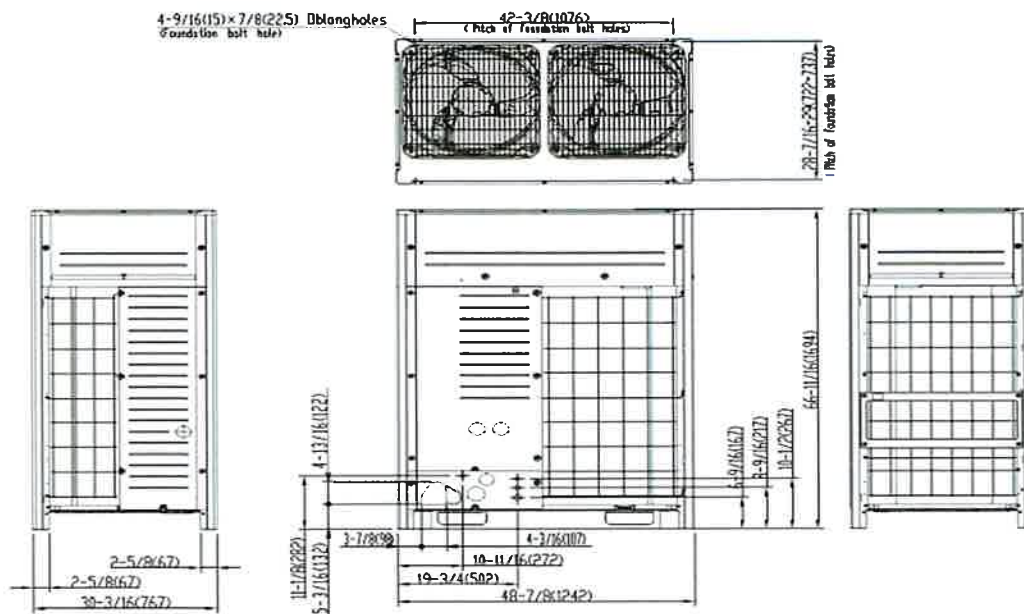
Air-Cooled Condensing Units Generation IV "Daikin" VRV - QUANTITY: 27 units

1. **Model: RXYQ120XAYDA**
2. **Outdoor Unit: 10 Tons VRV Generation IV Daikin Air-Cooled Condensing Units**
3. **Power Supply: 460V/3PH/60HZ**
4. **Refrigerant type: R-410A**
5. **EER: 12.00**
6. **IEER: 25.40**
7. **Rated Cooling Capacity: 114,000 BTU**
8. **Nominal Cooling Capacity: 120,000 BTU**

FEATURES

- Industry's first 3 phase Heat Pump VRF system to integrate with communicating gas furnaces.
- Design flexibility to enlarge system from single to dual module or dual to triple module without changes to installed main pipe sizes.

- Variable Refrigerant Temperature (VRT) control allows the VRV IV to deliver up to 28% of improvement in seasonal cooling efficiency compared to previous Daikin VRV heat pump systems
- New service window provides quick access to multi-functional display and configuration buttons.
- Assembled in the US to increase flexibility and reduce lead times
- Multi-functional display provides refrigerant pressures and temperatures eliminating the need to connect gauges during regular maintenance check.
- Standard Limited Warranty: 10-year limited parts warranty
- Easy commissioning with ability to program settings off site using configurator tool.



VI. GENERAL AND ADMINISTRATIVE INFORMATION:

a. Posting of Proposal

Interested parties can download this Request for Proposal (RFP) from the CHCC Website [www.chcc.health]. Once at the site, navigate to the RFP tab located at the bottom of the site. Click on the URL for this **RFP25-CHCC/FACILITY-012**. You will be required to enter information to allow us to track all requests for this opportunity.

b. General Provision

Until the selection process is completed, the content of the bid will be held in strictest confidence and no details of any bid will be discussed outside the Evaluation Team created by the Corporation. This RFP does not constitute an offer and does not obligate the Corporation in any way. The Corporation reserves the right to reject any or all bids for any reason and waive any defect in said bids, negotiate with any qualified offers, or cancel in part or its entirety this RFP, if it is in the best interest of the Corporation.

CHCC will enter a contract with the successful vendor pursuant to the terms of the standard government independent contract. Additional terms and conditions will be attached as exhibits to the standard independent contract.

c. Place, Date, and Time of Submission

Proposers shall submit proposals and all supporting documents to **Corazon P. Ada, Director, CHCC Division of Procurement and Supply, at procurement@chcc.health no later than: 1630hrs (4:30pm) Chamorro Standard Time on March 27, 2025.**

Please note submission instructions:

- All submissions must include the **RFP25-CHCC/FACILITY-012** and Project Title in the email subject.
- All documents must be submitted in Adobe PDF Format.
- All pages of your proposal must include the RFP/ITB # and Project Title in the header, plus page number in the footer.

Proposers may opt to submit out (4) hard copies in addition to the original proposal (5 in total) to the CHCC Division of Procurement and Supply, CHCC Main Office, Saipan.

Failure to follow the instructions regarding the submission of RFP/ITB responses may result in the CHCC's choice to disqualify such proposals.

d. Cost of Preparation

All costs incurred by the vendor in preparing a response to this RFP and subsequent inquiries shall be borne by the vendor. All bids and accompanying documentation will

become the property of CHCC and will not be returned. The Commonwealth Healthcare Corporation reserves the right to reject any or all bids for any reason and to waive any defects in said bid, if in its sole opinion, to do so would be in the best interest of CHCC.

e. **Question & Inquiries**

All questions or requests for clarification must be made in writing through email by close of business **March 24, 2025**. No oral comment, response, answer, or direction from other CHCC Personnel is binding unless also furnished in writing to all prospective bidders by

Email all inquiries to:

Jesse M. Tudela, EdD
COO for Ancillary & Support Services
Email: jesse.tudela@chcc.health
Tel: 670-234-8950 ext. 3101
Fax: 670-234-8930

Or/Cc:

Cora P. Ada
Procurement Director
Email: Cora.ada@chcc.health
Tel. 670-234-8950 ext. 3561

VII. INFORMATION AND FORMAT REQUIRED IN THE PROPOSAL

All proposals submitted by vendors must contain the following:

1. Cover letter from Vendor stating interest and ability to successfully complete the above-described project.
2. Brief overall plan and approach to the RFP.
3. The name of authorized personnel to negotiate the proposal fee (should also be the contact person).
4. Warranty - minimum of 3-years coverage or higher.
5. Provide a copy of CNMI Business License (if applicable) and/or W-9 Form.
6. Proof of Insurance coverage for the contractor and property liability insurance of at least Minimum of \$100,000.00.
7. Other information that the vendor thinks may be helpful.

VIII. EVALUATION CRITERIA

After the evaluation process, CHCC plans to make an award to the vendor whose proposal is most advantageous to the Corporation considering the evaluation factors set forth below:

a. Technical criteria

- i. 25% Qualifications and Experience in similar or related projects
- ii. 25% Technical approach to meet deliverables and meet timelines of the project.
Must be financially stable and must have adequate equipment and tools.
- iii. 25% Project Approach – demonstrate understanding and ability to meet
- iii. 25% Cost Proposal


Total = 100%

b. Cost Criteria

Price is also a factor for consideration and price will be evaluated in comparison with the overall merit of the proposals. Technical merit is more important than price and the Corporation reserves the right to award the contract other than the lowest priced proposal. As proposals become more equal in technical merit, the importance of price will increase.

IX. SELECTION PROCESS

Proposals submitted will be evaluated and selection will be made based on the evaluation criteria mentioned in Section VIII. Upon selection, the successful Contractor will be advised to negotiate their fees with CHCC. Should the negotiation fail to result in an agreement, CHCC reserves the right to cancel the negotiation and select the next Contractor, which in CHCC's opinion, is the most qualified proposer and based upon the Evaluation Results. If the contract is not agreed to with any of the responsible Contractors, the RFP will be cancelled and re-advertised pursuant to §140-80.1-210 Competitive Sealed Proposals.

Approved By:  Date: 3/13/2025
for Esther L. Muna, PhD, FACHE, MHA
Chief Executive Officer

Approved By:  Date: 3/13/25
Cora Ada
Director of Procurement & Supply